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Laburnum Drive

Bolton-Upon-Dearne, Rotherham, S63 8FH

Guide Price £440,000 to £450,000



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Council Tax: E



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Entrance Hall

Step into the amazing entrance hall via a decorative composite door, filled with natural light, beautifully presented and having karndeian flooring the impressive entrance is just one of many beauties this home holds, having glass staircase rising to first floor with under storage, under floor heating throughout the whole of the ground floor and doors leading to living room, study/office, wet room and kitchen/diner

Living Room

17'07" x 10'04" (5.36m" x 3.15m")

Perfectly spacious and cosy all in one the living room is decorated in neutral tones making for a relaxing atmosphere, having a decorative gas fire to the wall giving a focal point and great for the winter nights, large uPVC window to the front fills the room with natural light with aerial point and USB points in place, a neutral plush carpet then finishes this room.

Study/Office

10'05" x 7'11" (3.18m" x 2.41m")

Currently used as a home office this space could be utilised however you wish, it would make a great play room or sung, currently having neutral décor, wall mounted radiator, uPVC window to the front with aerial and USB points.

Wet Room

7'10" x 5'11" (2.39m" x 1.80m")

A handy addition to any home this downstairs wet room is modern and well designed, fully tiled which are porcelain for easy clean, having double walk in shower with rainfall head, Villeroy and Boch hand wash basin and low flush WC fitted, ceiling spot lights, heated towel rail and uPVC frosted window to the side elevation finish this space.

Kitchen/Diner

25'00" x 9'01" (7.62m" x 2.77m")

The real hub of this impressive family home is the open plan kitchen/diner leading into the orangery making this the ideal space to entertain family and friends, the sleek fitted kitchen in slate grey has an array of wall and base units providing storage, contrasting work surface over, with full size integrated fridge and freezer, integrated dishwasher as well as washer/dryer, integrated electric oven as well as a further electric oven and microwave combo, integrated five ring gas hob with extractor fan over, stainless steel 1 1/2 sink and drainer with flexi tap, lights to kick boards as well as ceiling spot lights, karndeian flooring flows through this space with a central island offer further storage and makes a perfect place to eat, uPVC window to the

rear as well as a rear composite door finish the kitchen space and gives way to the Orangery/Sun Room.

Orangery / Sun Room

14'00" x 13'06" (4.27m" x 4.11m")

This great addition can be used all year round and makes the ideal social and family room, having not only uPVC windows facing out to the sides of the garden but also sky lights, flooding this room with natural light and with double uPVC sliding doors out to the garden it really does bring the outside in, having matching flooring to the kitchen, neutral décor, ceiling spot lights, aerial point, as well as a gas effect log burner in place giving not only a focal point but a cosy feel to finish the room.

Landing

The landing offers the most perfect and private views from the stunning focal point which is the arched mirror glazed uPVC window to the front, this piece really is a feature on its own and make this property so unique, with solid oak doors leading to master bedroom, bedrooms three and four, family bathroom as well as an extra storage cupboard and further glass staircase rising to the second floor.

Master Bedroom

20'10" x 9'01" to wardrobes (6.35m" x 2.77m" to wardrobes)

The generously sized master suite is beautifully presented with built in wardrobes and units providing that extra storage we all crave, uPVC window to the front, aerial point, wall mounted radiator and finally a further door leading to the ensuite.

Ensuite

6'11" x 6'00" (2.11m" x 1.83m")

Fully tiled in porcelain neutral tones for easy clean the spacious ensuite comprises of Villeroy and Boch hand basin plus low flush WC as well as a corner shower with rainfall head, heated towel rail and uPVC frosted window to the rear finish this space.

Bedroom Two

8'00" x 13'02" to wardrobes (2.44m" x 4.01m" to wardrobes)

Another spacious double bedroom with built in wardrobes providing storage, this beautiful and light space has an aerial point in place, wall mounted radiator and uPVC window to the rear.

Bedroom Three

7'01" x 9'10" to wardrobes (2.16m" x 3.00m" to wardrobes)

A further good sized bedroom, neutrally decorated with built in wardrobes for storage, aerial point in place with wall mounted radiator and uPVC window to the front.

Tel: 01709 894440

Bathroom

8'10" x 8'05" (2.69m" x 2.57m")

The contemporary family bathroom is the perfect place to relax and unwind, comprising of a large free standing oval bath tub, Villeroy and Boch wash hand unit as well as low flush WC, tiled floor and partly tiled walls in porcelain neutral tones to match the rest of the décor, ceiling spot lights, heated towel rail and uPVC frosted window to the rear finish this room.

Landing

From the top landing all solid oak doors lead to bedrooms four and five as well as shower room.

Bedroom Four

10'05" x 20'05" to balcony (3.18m" x 6.22m" to balcony)

The impressive fourth bedroom has a hidden gem, this spacious double room has uPVC Velux style windows to the front and rear filling the room with natural light but the added wow factor is the rear window pushing out and converting into a stunning balcony over looking the private rear garden, a stunning spot to sit and enjoy especially during the summer months, the room has built in wardrobes as well as storage to the eaves, neutrally decorated and aerial point in place.

Bedroom Five

11'00" x 7'09" (3.35m" x 2.36m")

The final but certainly not least fifth bedroom is another double room, neutrally decorated with uPVC Velux style window to the front, storage space to the eaves and aerial point in place.

Shower Room

9'02" x 7'07" (2.79m" x 2.31m")

The stylish shower room is mainly tiled for easy clean, comprising of

Villeroy and Boch sink as well as low flush WC, shower unit with rainfall shower head with uPVC Velux style window to the rear.

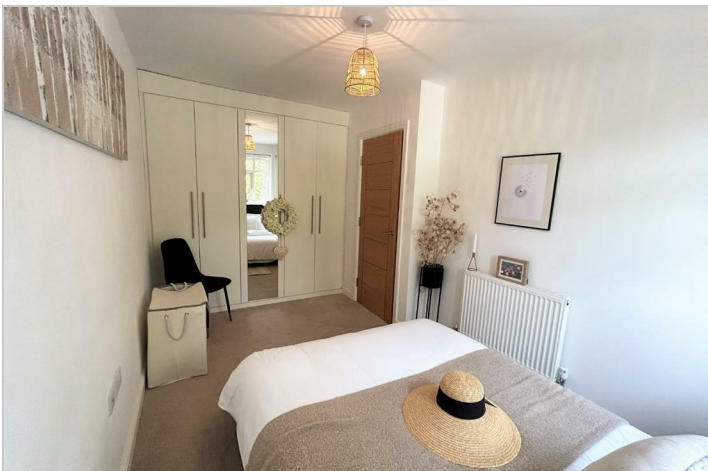
Exterior

The front of the property offers a stunning picture of what you will expect inside, the property is located on a private road with only 2 other homes and the road is owned by our vendors, the road having subdued hard wired lighting as does the home, this leads up to the detached garage and offers access to the side and rear as well as steps leading up to the front entrance.

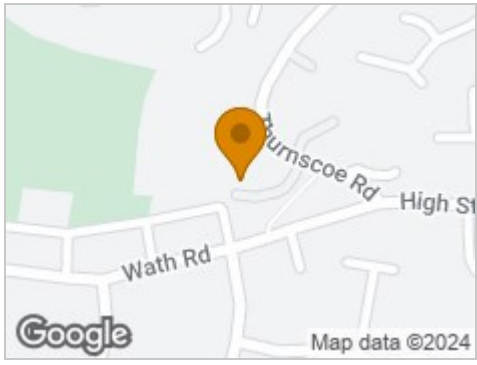
At the rear is a vast and private garden on multiple levels, the first is a paved and low maintenance area ideal for seating in the summer months with a purpose built cover coming from the orangery, the upper level is mainly laid to lawn with raised flower beds to the borders having established, trees, shrubs, hedges and plants in place not only adding beauty and colour but also adding to the privacy, a side gate does lead to an allotment which the vendors currently use and rent from the council.

Garage

The detached double garage (6 1/2 x 6 1/2) is built in the same material as the main home, having a powered up and over door with further power and lighting in place, this space provides further off road parking or storage space if needed with wooden built shed to the side.



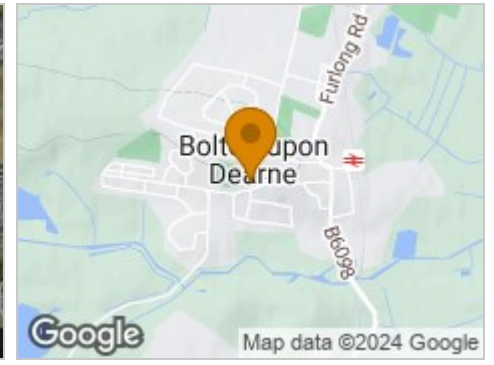
Road Map



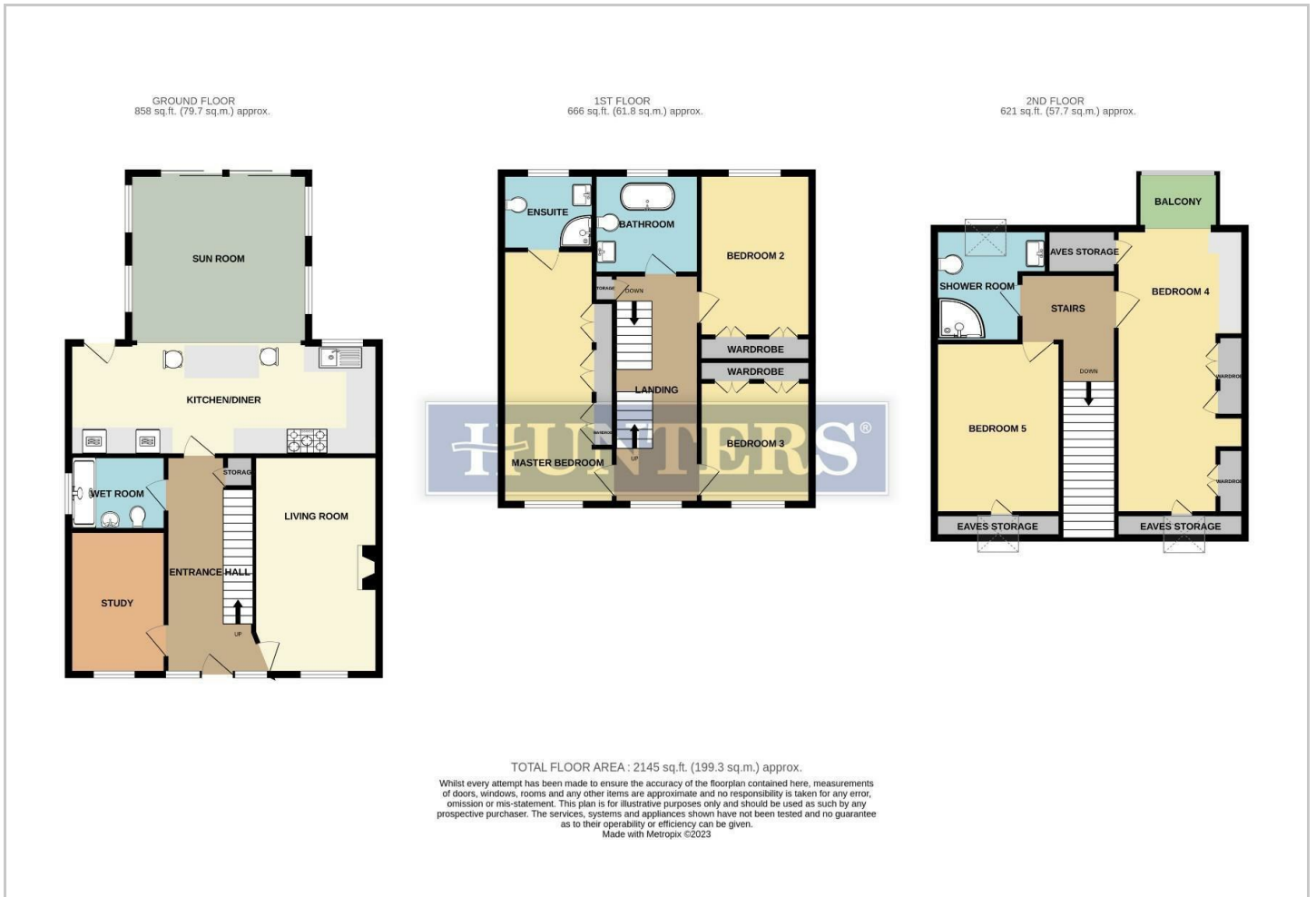
Hybrid Map



Terrain Map



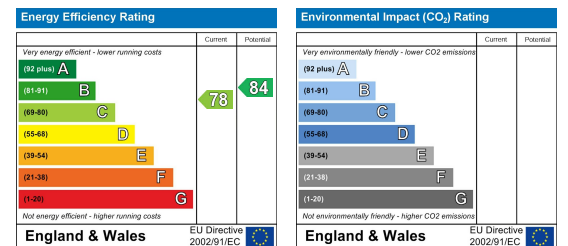
Floor Plan



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.